

DATA COLUMN

- TAX PARCEL NUMBERS: 18-031.00-001
- PROPERTY ADDRESS: 318 SOUTH COLLEGE AVE.
- SITE AREA: 2.704± ACRES
- EXISTING ZONING: RS
- PROPOSED REZONING: 1.695± ACRES FROM RS TO BL
- SOURCE OF TITLE:
- EXISTING BUILDING AREA: 17,270 S.F. GROSS FLOOR AREA
- EXISTING LAND USE BREAKDOWN:
BUILDING(INCLUDING ACCESSORY STRUCTURES): (15,780± S.F.) 0.362± ACRES 13.4%
PARKING AND ACCESSWAYS: 0.682± ACRES 25.2%
OPEN AREA (GREEN AREA): 1.660± ACRES 61.4%
TOTALS: 2.704± ACRES 100%

9. VERTICAL DATUM: NGS

10. BULK AREA RESTRICTIONS:

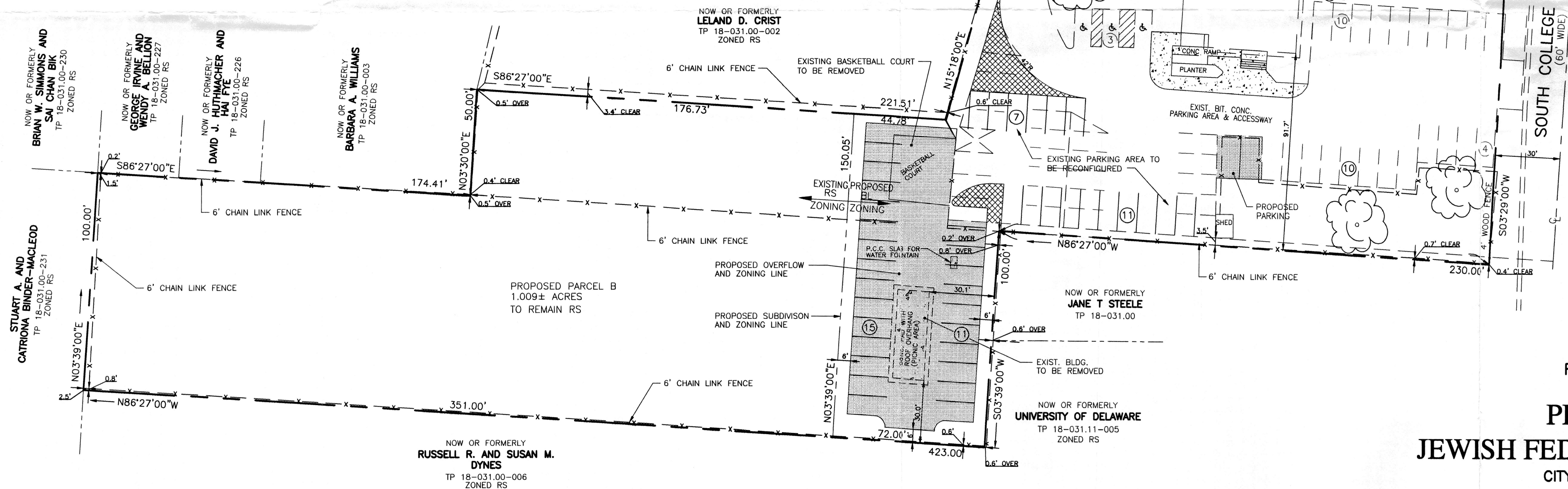
	BL ZONING	RS ZONING
MIN. LOT AREA:	3,000 S.F.	9,000 S.F.
MIN. LOT WIDTH:	75'	75'
MIN. FRONT YARD SETBACK:	20'	25'
MIN. REAR YARD SETBACK:	15'	30'
MIN. SIDE YARD SETBACK:	10' (25' AGG.)	10' (25' AGG.)
MAX. BUILDING HEIGHT:	3 STORIES (35')	20% (NOT INCLUDING ACCESSORY BUILDINGS)
MAX. LOT COVERAGE:	40%	

11. PARKING REQUIREMENTS:

EXISTING:	= 55 SPACES
PROPOSED:	
17,270 S.F. x 1 SPACE/300 SF	= 58 SPACES
TOTAL REQUIRED:	= 58 SPACES
TOTAL PROVIDED:	= 78 SPACES

GENERAL NOTES

- EXISTING SANITARY SEWER: CITY OF NEWARK
SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
- EXISTING WATER SUPPLY: CITY OF NEWARK
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.
- ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 1997 STATE FIRE PREVENTION REGULATIONS, (DSFPR PART V, CHAPTER 5), DATED JULY 1, 1997, AND AS AMENDED.
- STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.
- NO DEBRIS SHALL BE BURIED ON THIS SITE.
- UTILITY, TRASH, AND RELATED FACILITIES SHALL BE APPROPRIATELY SCREENED FROM ADJOINING PROPERTIES AND ROADWAYS.
- SITE SOILS ARE PREDOMINANTLY KEYPORT SILT LOAM (KsB2) MAPPED IN ACCORDANCE WITH THE NEW CASTLE COUNTY SOIL CONSERVATION SERVICE (MAP NO. 18)
THERE ARE NO FEMA MAPPED FLOODPLAINS ON THIS SITE. (PANEL 120 OF 450 - MAP NO. 10003C0120 H, DATED OCTOBER 6, 2000).
- THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED LOTS SHOWN ON THIS PLAN.
- IMPERVIOUS SURFACE AREA CALCULATION
7,728 S.F. NEW PAVED SURFACE
- 900 S.F. EXIST. PAVING REMOVED AND RESTORED TO GRASS SURFACE
= 1,928 S.F. EXIST. PAVED AREAS WITHIN NEW PAVED AREA
4,902 S.F. TOTAL DISTURBED IMPERVIOUS SURFACE
(4,902 S.F. < 5,000 S.F. HENCE, IN ACCORDANCE WITH SECTION 3.1.B OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, THIS PROJECT IS ELIGIBLE FOR A WAIVER OF BOTH STORMWATER QUANTITY AND QUALITY MANAGEMENT MEASURES.)
- THE PERIMETER METES AND BOUNDS AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN ARE BASED ON PROPERTY SURVEY, PROPERTY OF JEWISH FEDERATION OF DELAWARE, DATED MARCH 18, 2002, PREPARED BY ZEBLEY & ASSOCIATES, INC.
- TREE LOCATIONS SHOWN ARE APPROXIMATE.



THE PURPOSE OF THIS PLAN IS TO CREATE PARCELS A AND B AND TO REZONE PROPOSED PARCEL A FROM RS TO BL, TO ALLOW FOR THE OPERATION OF A FITNESS CENTER.

REZONING AND
RECORD MINOR SUBDIVISION PLAN
FOR
**PROPERTY KNOWN AS
JEWISH FEDERATION OF DELAWARE, INC.**
CITY OF NEWARK - NEW CASTLE COUNTY
DELAWARE

EQUITABLE OWNER/DEVELOPER
LANG DEVELOPMENT GROUP, LLC
218 E. MAIN STREET SUITE 112
NEWARK, DE 19711
(302) 731-1340

PROPERTY SURVEY NOTES

- ASPHALT FROM THIS PROPERTY EXTENDS INTO THE RIGHT-OF-WAY OF WEST PARK PLACE AS SHOWN.
- 6' CHAIN LINK FENCE IS OVER INTO THE LANDS N.O.F. OF JANE T. STEELE AND THE LANDS N.O.F. OF UNIVERSITY OF DELAWARE.
- 6' CHAIN LINK FENCE IS OVER INTO THE LANDS N.O.F. OF BARBARA A. WILLIAMS AS SHOWN.

CERTIFICATION OF PERIMETER ACCURACY

I, JOHN E. ZEBLEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, AND THAT THIS PLAN, CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE BY ME, AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, AND THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN.

CERTIFICATION OF OWNERSHIP

WE, LANG DEVELOPMENT GROUP, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT OUR DIRECTION, THAT WE ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND LAND REGULATIONS OF THE CITY OF NEWARK, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

CERTIFICATE OF PLAN APPROVAL

APPROVED: _____ BY: _____
NEWARK CITY MANAGER
APPROVED: _____ BY: _____
NEWARK CITY SECRETARY
APPROVED: _____ BY: _____
NEWARK CITY PLANNING DIRECTOR

RECORD _____, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE, INSTRUMENT NUMBER _____

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT

DATE

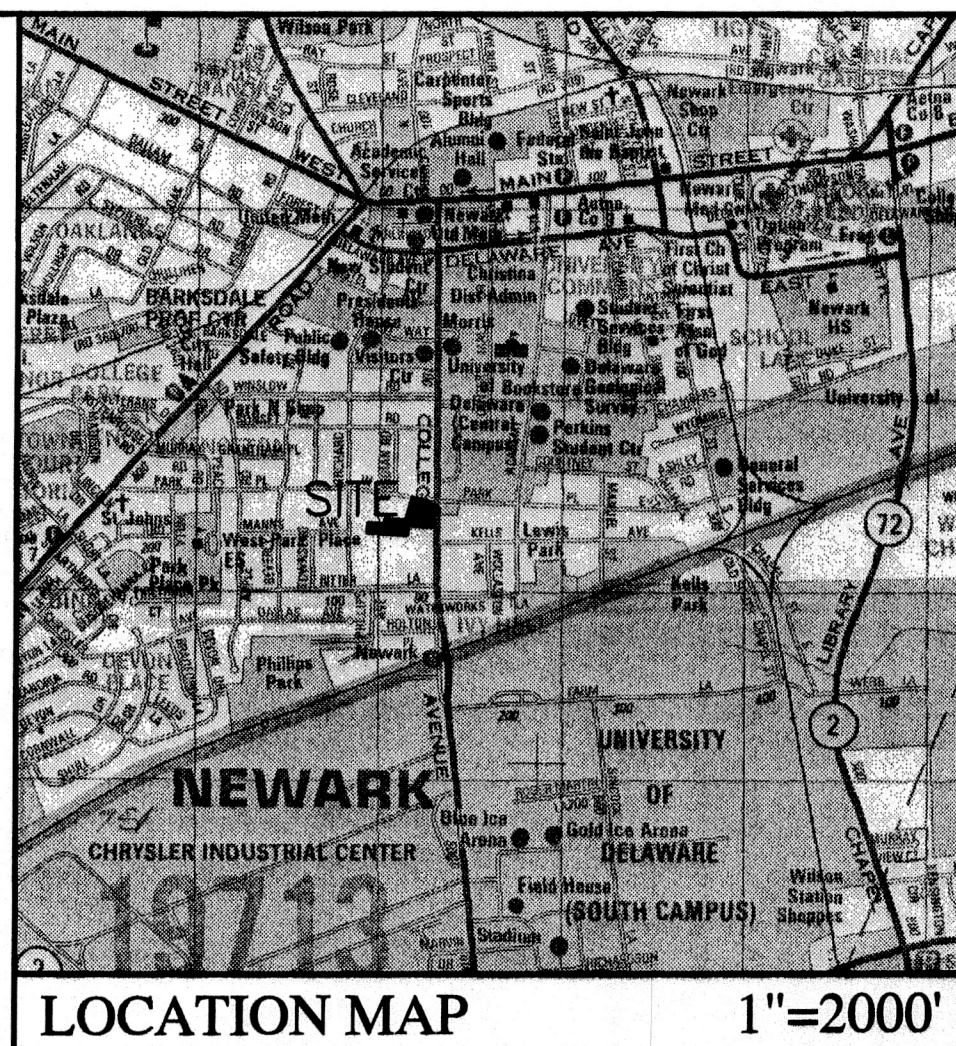
SIGNATURE

DATE

SIGNATURE

LEGEND

- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED AND REPLACED BY PAVEMENT
- EXISTING TREE



LOCATION MAP

1"=2000'

**LANDMARK
ENGINEERING**
CIVIL AND SITE ENGINEERING SPECIALISTS

ONE CORPORATE COMMONS O SUITE 301 O NEW CASTLE, DELAWARE
PHONE: (302) 323-9977 O FAX: (302) 323-9461

0 15 30 60
GRAPHIC SCALE

SCALE: 1" = 30'	DRAWN BY: AML/KBK		
DESIGNED BY: JGC	CHECKED BY: JGC	DRAWING NAME: REC.DWG	
DATE: 3-8-05	COMM. NO. C 1724	FILE NO. 001	SHEET NO. 1 of 1